

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R33373 ✓

12/13

Property Information

property address: 412 MITCHELL

legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 3, LOT 16

owner name/address: KINDT, CARLA MAE
11387 CLEAR LAKE RD
BRYAN, TX 77808-9102

full business name: N/A

land use category: SF-RES.

type of business: N/A

current zoning: MV-2

occupancy status: occup.

lot area (square feet): 10,000

frontage along Texas Avenue (feet): N/A

lot depth (feet): 199 = 200

sq. footage of building: 993

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

50

Improvements

of buildings: 1 building height (feet): 10 # of stories: 1

type of buildings (specify): wood siding

building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1948 accessible to the public: ☐ yes ☒ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) carport
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use

of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 2

lot type: ☐ asphalt ☐ concrete ☒ other man made

space sizes: sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: D curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: needs improvement

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one)

residential use

residential zoning district

is the property developable when required buffers are observed?

☒ yes

~~☐ no~~

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
